

CITY OF SAN BRUNO



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PLANNING COMMISSION

Sujendra Mishra, *Chair*
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Kevin Chase
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COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION AGENDA

Tuesday, August 15, 2006
San Bruno Senior Center
1555 Crystal Springs Road
7:00 p.m.

Roll Call

Pledge of Allegiance

A.	Approval of Minutes	July 18, 2006	
B.	Communications		
C.	Public Comment		↓ Actions
D.	Announcement of Conflict of Interest		
E.	Public Hearings		
1.	373 Taylor Avenue (V-06-02) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2 (Low Density Residential)	Request for a Variance to allow left and right side yard setbacks to not meet requirements by more than two feet per Section 12.124.010.B of the San Bruno Zoning Ordinance. Xiao Yun Chen (Owner/ Applicant). V-06-02	
2.	649 6th Avenue (UP-06-15) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition which increases the gross floor area by more than 50% per Section 12.200.030.B.1 of the San Bruno Zoning Ordinance. Rafael Gutierrez (Owner/Applicant) UP-06-18	

3.	405 Cherry Avenue (UP-06-07) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-1 (Single Family Residential)	Request for a Use Permit to allow the construction of an addition to an existing residence which increases the floor area by more than 50% and proposes a floor area greater than 1,825 square feet while only providing a one-car garage per Section 12.200.030.B.1, 12.200.080.A.2, and 12.120.010.B of the San Bruno Zoning Ordinance. Alma and Jeramie Perez (Owners); Dale Meyer (Applicant) UP-06-07 **Staff is recommending this project be continued to a later hearing in order to allow the applicant additional time to revise the proposal.	
4.	Amendment to Chapter 12.84 of the San Bruno Municipal Code <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> All Residential Zoning Districts	Request for a Zoning Code Text Amendment to allow an additional 2'0" of trellis on the top of a fence, wall or screen planting, and to allow discretionary review of 3'0" fences within 25' from the street corner of a corner lot, within Chapter 12.84 of the San Bruno Municipal Code, per Chapter 12.136 of the San Bruno Municipal Code.	
5.	Amendment to Chapter 12.84 of the San Bruno Municipal Code <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> All Residential Zoning Districts	Request for a Zoning Code Text Amendment to regulate offsite construction yards as temporary conditional use and to set forth standard conditions of approval for such use, within Chapter 12.84 of the San Bruno Municipal Code, per Chapter 12.136 of the San Bruno Municipal Code.	
F.	Discussion		
1.	City Staff Discussion		
2.	Planning Commission Discussion		
G.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.